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CONNECTICUT ASSOCIATION OF
REALTORS® INC.

Statement on
**HB 5141: Disclosure of Smoke and Carbon Monoxide Detectors
On the Residential Property Condition Disclosure Report**

Submitted to the Committee on Insurance and Real Estate
February 21, 2012
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While our Association favors the use of smoke and carbon monoxide detectors in homes, we recommend this particular bill be studied further and coordinated with a related property condition disclosure bill raised by the General Law Committee. As you may recall from my testimony last week (on the hazardous waste seller disclosure bill), a Working Group assembled by General Law has crafted a more comprehensive proposal for consideration.

Please understand that the Connecticut Seller's Disclosure Law, as originally conceived, strived for a high degree of consumer compliance by offering a form that was meaningful, understandable, and short. It was never intended to be a substitute for a professional home inspection, but rather as a tool in starting the due diligence process. A form that is too detailed and complex will likely discourage sellers and their attorneys from using it.

If you examine the current property condition disclosure form, you will note that it already contains an inquiry about smoke detectors and carbon monoxide detectors in Question 14. Granted, it's not as detailed and lengthy as proposed by House Bill 5141, but here again, we get into the issue of "mission creep." If the form demands too much detail here - - and in the other 35 questions - - do we lead buyers down a garden path where they'll conclude no inspection of the property is needed? Or, will they not complete the form and credit the buyer with the mandatory \$300?

The Department of Consumer Protection spent nearly two years revising the Form just approved in December by Regulations Review Committee. In the interest of efficiency, we respectfully suggest the Department also be brought into these discussions.

Thank you. Are there any questions?



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